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**CITY PLAN COMMISSION**  
Cranston City Hall  
869 Park Avenue, Cranston, RI 02910

## AGENDA

**Tuesday November 2<sup>nd</sup>, 2021 – 6:30PM**

**869 Park Avenue, 3<sup>rd</sup> Floor – City Council Chamber**

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All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. Plans, staff reports, recommendations, and other supplemental materials for this agenda will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/city-plan-commission-11-2-21/>

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- **CALL TO ORDER**
- **APPROVAL OF MINUTES**
  - 10/5/21 Regular Meeting (vote taken)
- **ORDINANCE RECOMMENDATIONS**
  - **7-21-17** Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone from A-80 to A-20 – **0 Sage Drive**). **REMANDED BY THE CITY COUNCIL ORDINANCE COMMITTEE ON 9/15/21.** (vote taken)
  - **8-21-01** Ordinance in amendment of the Cranston 2010 Comprehensive Plan for the City of Cranston, as amended 2012 (840 & 846 Oaklawn Ave.) – Amend the Future Land Use Map Designation from **Single/Two-Family Residential, less than 10.89 units per acre** to **Highway Commercial.** (vote taken)
  - **8-21-02** Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 840 & 846 Oaklawn Ave.) – Change the zoning from A-6 to C-3. (vote taken)
  - **9-21-01** Ordinance in amendment of the 2010 Comprehensive Plan for the City of

Cranston, as amended 2012 (777 Cranston St.). Amend the Future Land Use Map Designation from Special Redevelopment Area to Highway Commercial/Services. Amend the Comprehensive Plan to remove references to the Trolley Barn Special Redevelopment Area. **(vote taken)**

- **9-21-02** Ordinance in amendment of Ch. 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 777 Cranston St.). Amend the zoning from **M-2 General Industrial** to **C-5 Heavy Business, Industry with conditions**. **(vote taken)**

▪ **SUBDIVISIONS & LAND DEVELOPMENTS**

- **"Trolley Barn Plaza" (vote taken)** **PUBLIC INFORMATIONAL MEETING**

Master Plan - Major Land Development  
Proposed bank with drive-thru, gas station / mini mart with drive-thru, drive-thru restaurant, retail auto parts / warehouse distribution on 6.91-acre site  
Zoned M-2 (General Industry),  
777 Cranston Street – AP 7, Lot 1  
(Continued from the October 5<sup>th</sup> Public Informational Meeting)

- **"Comstock Industrial" (vote taken)** **PUBLIC INFORMATIONAL MEETING**

Master Plan - Major Land Development  
Construct 2 new buildings on the 17.31-acre property for the purpose of large-scale industrial, manufacturing, warehousing and trucking activities  
Zoned M-1 (Restricted Industrial)  
Comstock Parkway – AP 36, Lot 46

- **"Cosmo Plat -Replat of 'Garden Park No. 3' Lots 75-78" (vote taken)** **PUBLIC INFORMATIONAL MEETING**

Preliminary Plan - Minor subdivision without street extension  
Creation of one conforming A-6 lot for single-family residential  
Zoned A-6  
175 Vallette Street – AP 11, Lot 1599

▪ **ZONING BOARD OF REVIEW - RECOMMENDATIONS** *(votes taken for all ZBR items)*

- **VASQUEZ PROPERTIES, LLC (OWN) and MARISELA VASQUEZ** have filed an application to allow signage installed without benefit of a permit exceeding the allowable square footage to remain at 455 Reservoir Avenue A.P. 6, lot 1011 zoned C4. Applicant seeks relief per Sections; 17.92.010 Variance, Section 17.72.010 (C)(4) Table 17.72.010 (5) Signs. **(REQUEST TO CONTINUE TO DECEMBER 7, 2021 BY THE APPLICANT)**
- **GANSETT ENTERPRISES, LLC (OWN) and DAVID MEDEIROS (APP)** have filed an application to convert an existing non-conforming residence above first story business use to a two family dwelling with restricted lot size at 50 Gansett Ave, A.P. 7, lot 2157; area 5,405 sq.ft. zoned C2. Applicant seeks relief per Section 17.92.010-Variance; Sections, 17.20.120-Schedule of Intensity Regulations.
- **WILLIAMS I. PENEFIEL and LESBIA SANTOS (OWN/APP)** Have filed an application to legalize a third living unit in an existing two family dwelling at 234 Garden Street, A.P. 5, Lot 345; area 5,000 s.f. zone B1. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.090(A) Specific Requirements; 17.20.120 Schedule of Intensity Regulations.

- **BETHANY MURGA (OWN/APP)** has filed an application to construct an addition to an existing dwelling encroaching into the required side yard setback at 74 Priscilla Drive, A.P. 21, lot 86; area 111,315 s.f; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120-Schedule of Intensity Regulations.
- **ALBERT CASALI and THE ALBERT CASALI REVOCABLE LIVING TRUST (OWN/APP)** have filed an application to construct an addition encroaching into the required rear yard setback at 1776 Cranston Street, A.P. 11, lots 275, 276; area 14,962 s.f; zoned C5. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations.
- **F9 PROPERTIES, LLC (OWN/APP)** has filed an application to convert an existing building to be used as a showroom and for retail sales at 115 Niantic Avenue A.P. 7, lot 2190; area 8,917 sq. ft. ; zoned M2. Applicant seeks relief per 17.92.010-Variance; Sections 17.20.120-Schedule of Intensity Regulations; 17.64.010 -Off Street Parking; 17.72.010- Signs; 17.88.040- Change of Use.
- **PLANNING DIRECTOR'S REPORT** (*no votes taken*)
- **ADJOURNMENT / NEXT REGULAR MEETING** – Tuesday, December 7<sup>th</sup> – 6:30 PM – 869 Park Avenue, City Hall Council Chamber (**vote taken**)